

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, January 20, 2016**

Meeting called to order by Chairman Honderd at 7:30 p.m.

Present: Greg Honderd, Steve Hall, Don Hebel, Donna Ferguson, Tim Smit, Jeannine Bolhouse
Absent: Richard VanderKlok
Also present: Marnette Minier, Zoning Administrator

#160120-01 – Agenda for January 20, 2016

Moved by Tim Smit, seconded by Donna Ferguson, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#160120-02 – Minutes of the regular December 16, 2015 meeting

Moved by Tim Smit, seconded by Don Hebel, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#160120-03 – (PUD1601) (Ordinance No. 2016-01) Ike Koetje for **Eagles Roost Condominiums**, 547 Baldwin St., is requesting preliminary planned unit development approval for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 and P.P. # 70-14-08-400-015, located at 7920, 8024 and 8100 36th Ave., Georgetown Township, Ottawa County, Michigan.

Todd Stuive, Exxel Engineering, represented the applicant and presented the request.

The Zoning Administrator presented a [staff report](#).

Tim Smit asked if there would be interior sidewalks adjacent to the private street and was told no because this was a PUD.

Greg Honderd stated the following. This proposal meets the intent of the ordinance for a PUD and there are smaller driveways. There are open spaces with walkways and pathways that connect to the adjoining properties and could eventually go all the way to Baldwin. This is a nice feature for residents. Off-site parking is provided and there are options for future parking spaces to be added if needed. The density meets the requirements and they did a nice job with the open space.

The chairman opened the public hearing.

Phil Kramer, 8200 36th Ave., asked about the proposal and if the condos would be owner occupied.

Greg Honderd said that it would be up to the owners, but was intended for private ownership.

The chairman closed the public hearing.

Moved by Don Hebel, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2016-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2016, beginning at 7:30 p.m. and after the second public hearing was held, Township Board Member _____ made a motion to adopt this Ordinance, which motion was seconded by Township Board Member _____:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE, AS AMENDED, AND MAP**

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(PUD1601) (Ordinance No. 2016-01) Ike Koetje for Eagles Roost Condominiums, 547 Baldwin St., to have preliminary planned unit development approval for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 and P.P. # 70-14-08-400-015, located at 7920, 8024 and 8100 36th Ave., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. [Application](#);
2. [Narrative and restrictions](#);
3. [Site development plan](#) dated 12/11/2015;
4. [Utility plan](#) dated 12/11/2015;
5. [Grading plan](#) dated 12/11/2015;
6. [Elevation](#);
7. [Sign](#).

Based on the findings that:

1. The qualifying conditions in Sec. 22.2 are met;
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
 - a. The qualifying conditions in Sec. 22.2 are met;
 - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
 - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
 - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;

- e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
- f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

And with the following conditions:

- 1. The parcels shall be combined prior to any building permit approval.**
- 2. As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
- 3. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the issuance of any building permits.**
- 4. At least one of the entrance lanes from 36th Ave. shall be a minimum of 20 feet wide in compliance with the Building Code for fire truck access.**
- 5. As per Sec. 22.11, a PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the issuance of any building permits.**

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:

Nays:

Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: _____, 2016

By _____
Richard VanderKlok
Georgetown Charter Township Clerk

MOTION CARRIED UNANIMOUSLY.

#160120-04 – (ST1601) Muusse Site Condo Development, P.P. # 70-14-18-200-054, located at 7976 42nd Ave. The request is for site plan approval for a site condo development for 17 lots in the LDR district. Public water and sanitary sewer are proposed to be provided.

Bob Muusse, developer, represented the applicant and presented the request.

The Zoning Administrator presented a [staff report](#).

Greg Honderd said that the Township will have to see how this works and maybe in the future consider a site condo ordinance.

Bob Muusse said that it is a quicker process and initially time was of the essence.

The chairman opened the floor to public comments.

No one was present to make comments at this time.

The chairman closed the floor to public comments.

Moved by Steve Hall, seconded by Tim Smit, to adopt the staff report as finding of fact and to approve the site plan for (ST1601) Loumar (Muusse) Site Condo Development, P.P. # 70-14-18-200-054, located at 7976 42nd Ave. for a site condo development for 17 lots in the LDR district, as shown on the site plan dated 1/6/16.

- a. **Based on the findings that if the conditions of approval are attached, the applicable standards of the ordinance will be met.**
- b. **The conditions of approval shall all be satisfied prior to the issuance of any building permit for any construction within the development.**
- c. **Sidewalks shall be installed as per the Township Sidewalk Ordinance (a Sidewalk Compliance Letter was signed by the applicant and submitted to the Township).**
- d. **Sidewalks had previously been required to be installed by the developer adjacent to 42nd Ave. along the three parcels which were split off from the parent parcel (owned by the developer) prior to the issuance of any building permits for construction within the development. The developer has since sold them. For -053 and -056, signed forms had been submitted stating that sidewalks will be installed. If there is a form, it shall be provide for -055.**

- e. The developer shall be financially responsible for the streetlights in the same manner that a developer of a plat is responsible for streetlights (a signed street light petition was signed by the applicant and submitted to the Township).
- f. An approval letter shall be obtained and submitted from the Ottawa County Road Commission.
- g. An approval letter shall be obtained and submitted from the Ottawa County Water Resources Commission.
- h. Engineered drawings for the Township Department of Public Works showing connections to the water supply system and the sewer system shall be submitted. As-built plans for all water and sewer installations in the development shall be submitted and become the sole property of the Township.
- i. Lot inspection fees shall be submitted for the Township Department of Public Works inspectors to inspect each lot to determine correct connections to utilities (17 lots X \$50 per lot = \$850.00). Each lot shall be inspected.
- j. A list containing the lowest building openings for each lot as recorded with the Water Resources Commission shall be submitted.
- k. Some of the lots are affected by the proposed drain relocation, especially lots 3, 4, 13 and 14. In addition, lots 10, 11, 12 and 13 are affected by the proposed detention basin. Therefore, the area on these lots may be limited for the building envelope for the principal structure and for the area where accessory structures and uses are allowed to be located (swimming pools, accessory buildings, etc.). Lots 4, 13 and 14 have very little rear yard that is outside of the proposed drain relocation and lots 10, 11, 12 and 13 have very little rear yard outside of the proposed detention basin. Therefore, the property owners of these lot will have very little area in the rear yard for any accessory structures or uses. The minutes should note that these situation were self-created by the developer and, therefore, would not meet the standards necessary for a variance to be granted if ever sought by the property owners of these lots for relief from ordinances regulating accessory buildings and uses. **A covenant, deed restriction, or similar legal instrument shall be submitted restricting the use of property on lots 3, 4, 13, 14 due to the drain relocation, and lots 10, 11, 12, 13 due to the detention basin, and that the individual property owners of lots 10, 11, 12 and 13 are required to maintain the far side of the proposed detention basin and that lots 1 and 17 shall not have driveway access to 42nd Ave.**
- l. All houses shall have a minimum 400 square foot attached garage.
- m. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits for construction within the site condo development.
- n. The developer shall be responsible to pay any costs associated with the Township Attorney reviewing the Master Deed prior to the issuance of any building permit for construction within the development

MOTION CARRIED UNANIMOUSLY.

#160120-05 – Zoning Ordinance Changes

There was discussion about the [proposed](#) changes. The consensus was to delete the words “(but no metal stamping)” from the tool and die and metal working item allowed by right in the I district. The consensus was to leave vehicle repair, restaurants without a drive-through, exercise and dance studios, and kennels all allowed by right in the I district. The consensus was to require a special use permit for a drive-through restaurant. The consensus was that the HS district was good as proposed. The determination was made to discuss the proposed changes further at the February 3, 2016 Planning Commission meeting.

#160120-06 – Other Business

#160120-07 – Public Comments

#160120-08 – Adjournment

The meeting was adjourned at 9:00 p.m.